HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2012

New Home Market

Total starts doubled in April

An increase in the number of single-detached home starts in Hamilton and a new condominium apartment building in Burlington in April boosted total starts in the Hamilton Census Metropolitan Area (CMA) to more than double the number a year ago. In the Brantford CMA, the majority of starts were in Brantford, where an increase of single-detached starts was offset by fewer townhouse starts. Total starts remained unchanged in April at 45 starts.

Higher-density construction increasing

Although single-detached homes remain in demand in both the Hamilton and Brantford CMAs, higher-density construction increased last month. In addition to the condominium apartment building in Brantford, condominium townhouse starts also

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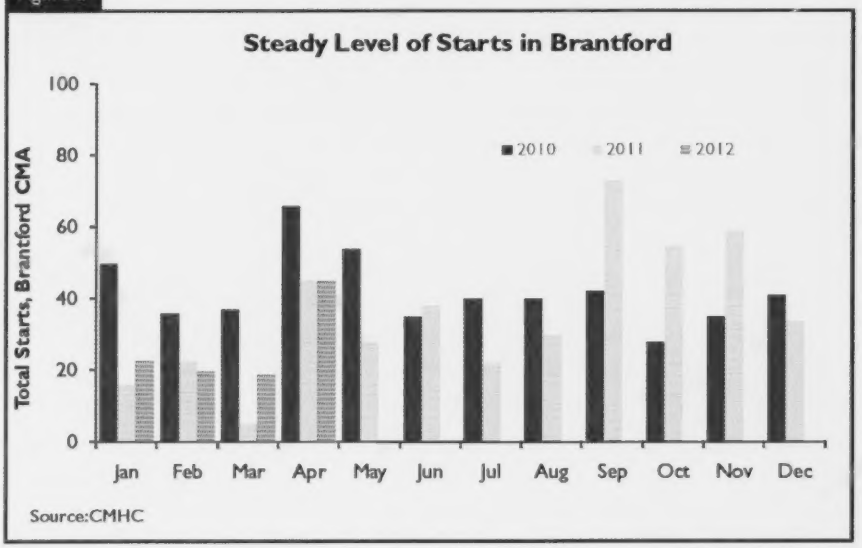
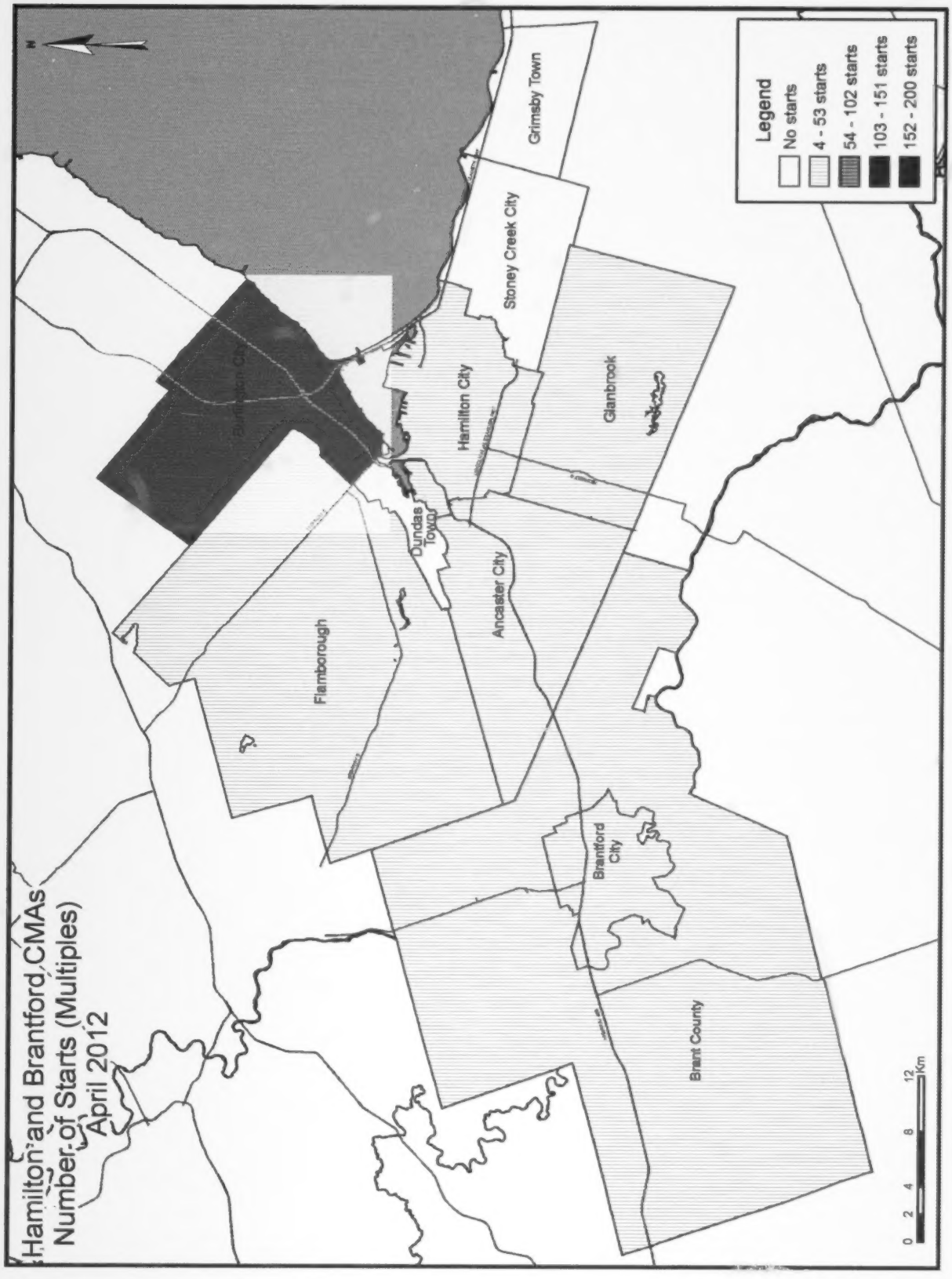
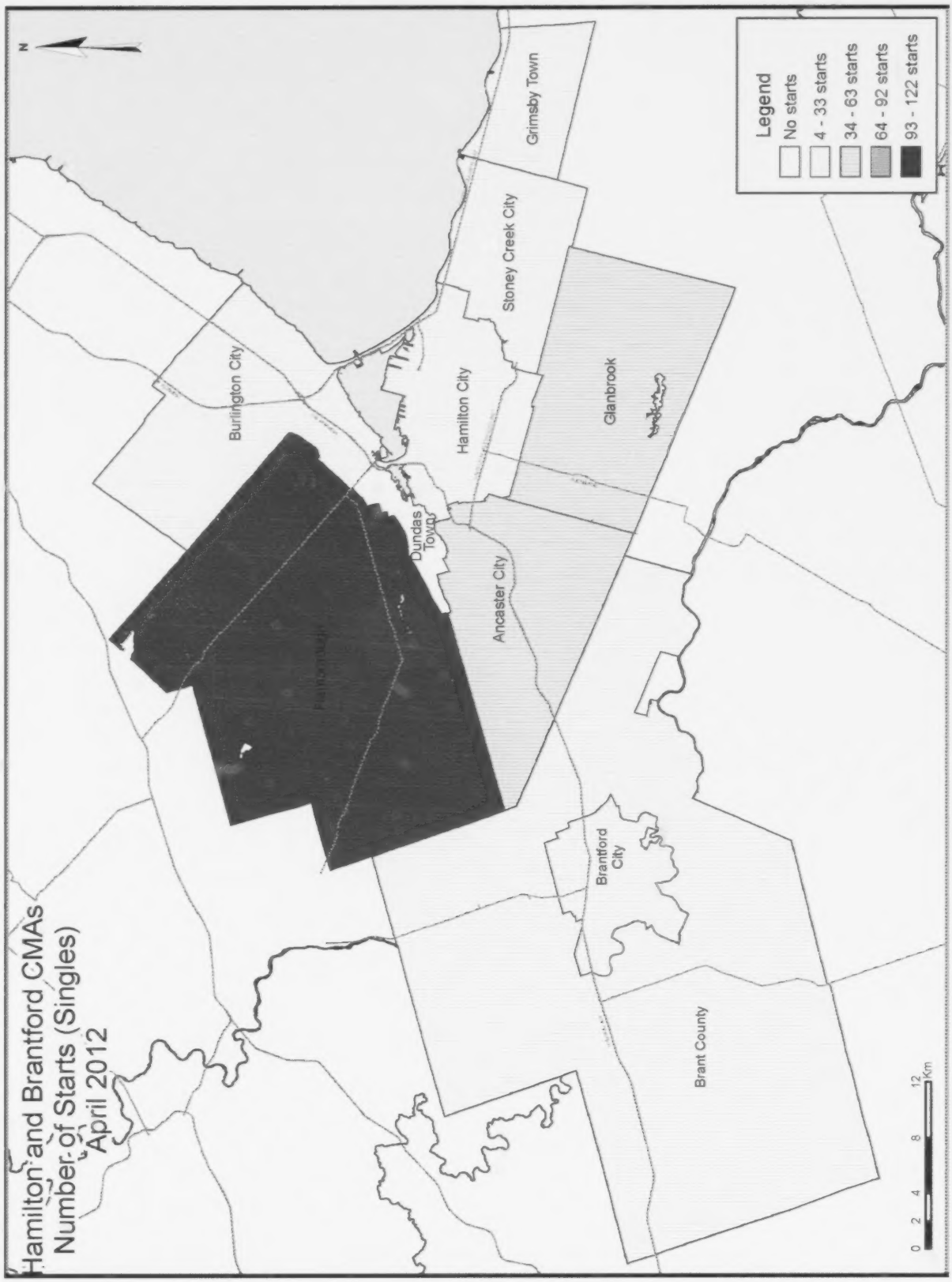
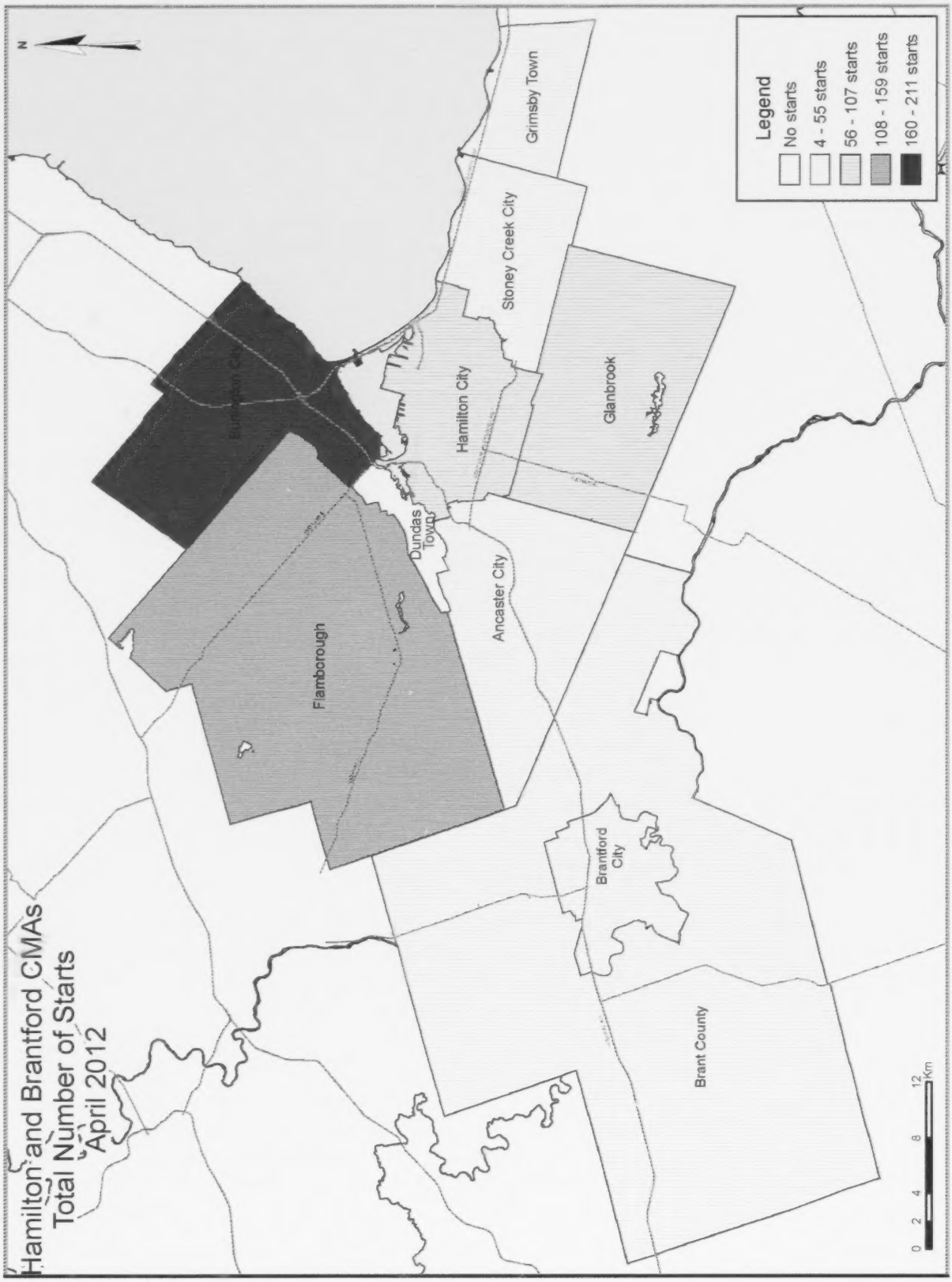
increased during the month of April in the Hamilton CMA. Although freehold townhouses remain more prevalent than condominium townhouses in both the Hamilton and Brantford CMAs, condominium living has become more common in the Hamilton CMA, particularly in Burlington, where there is limited land available for building low-density housing. Approximately half of all new home starts in April were of semi-detached homes, townhouses, and apartments, and all of them occurred in Hamilton and Burlington. In the Brantford CMA, single-detached homes remain popular, particularly in Brant County, although there were a handful of new townhouse starts in April in this more rural part of the CMA.

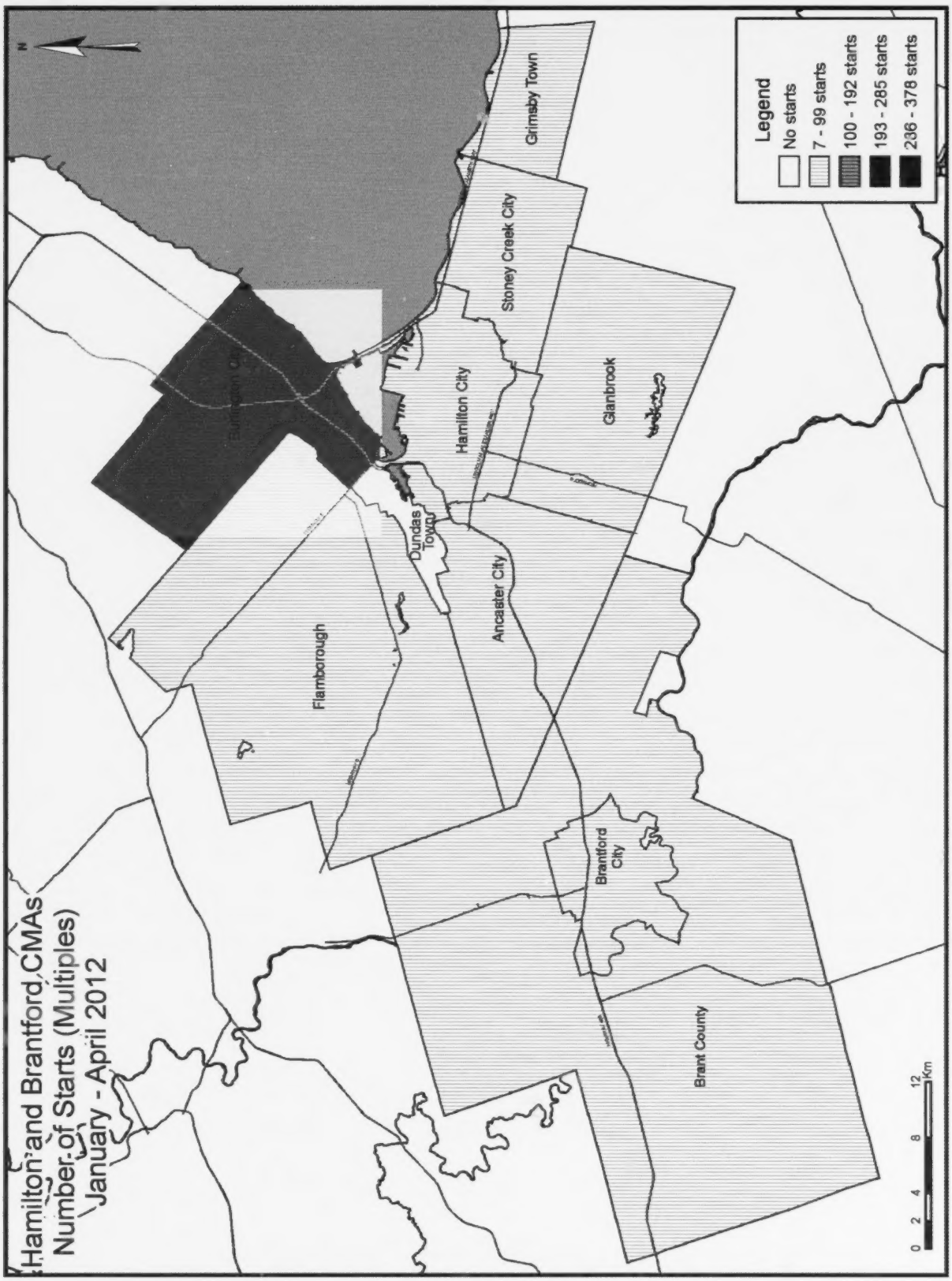
Figure 2

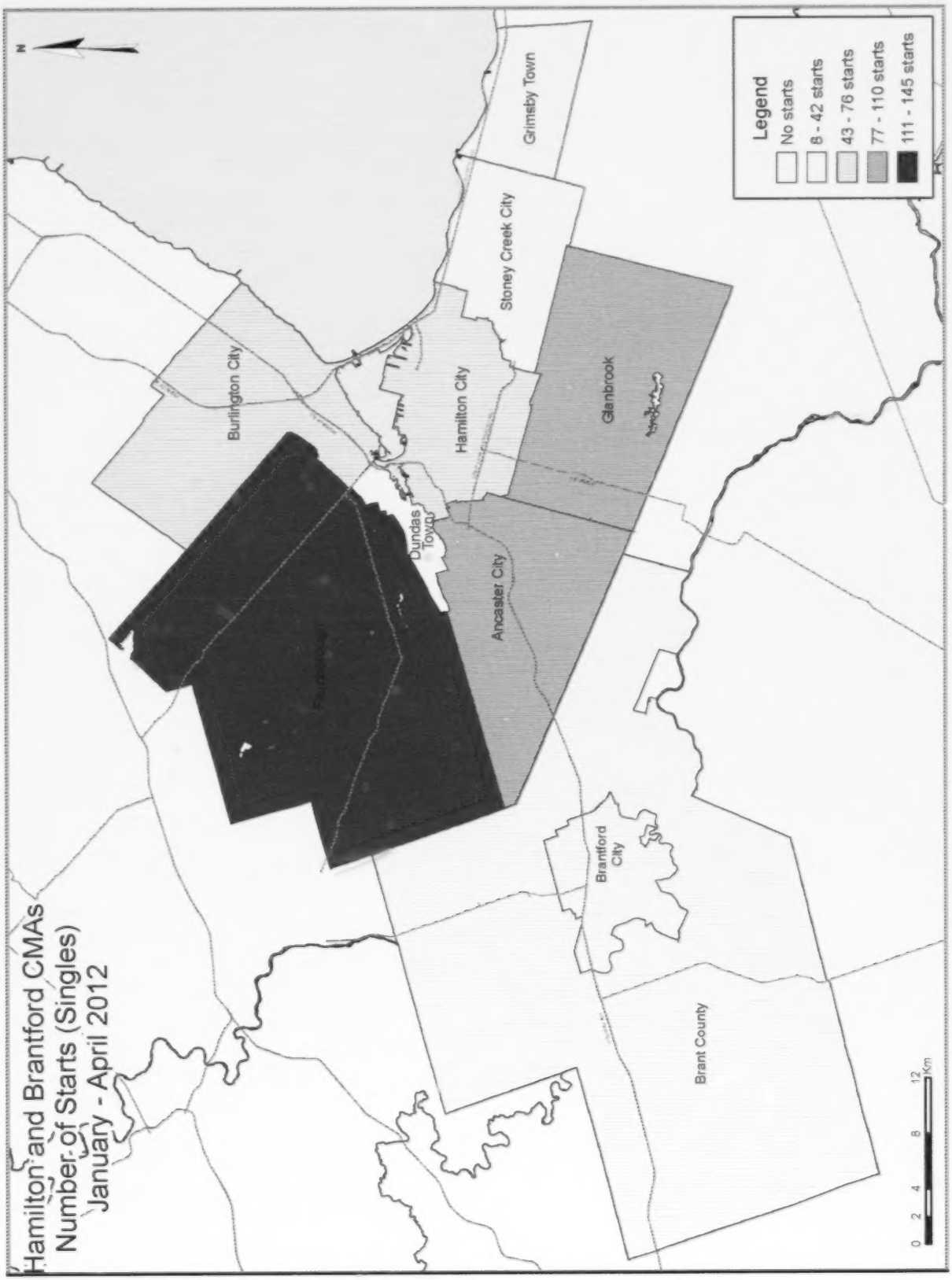


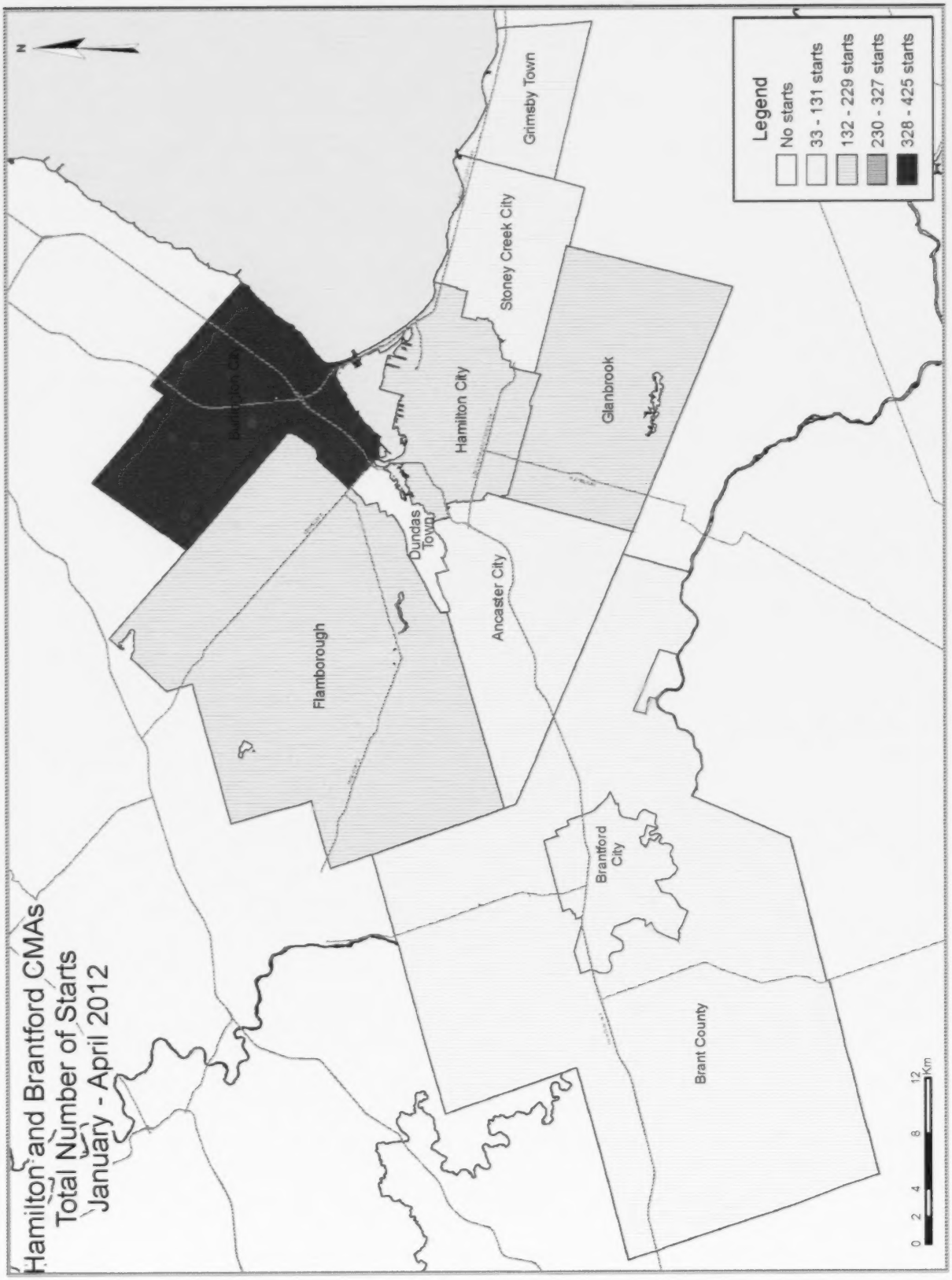

Hamilton and Brantford CMAs
Number of Starts (Multiples)
April 2012
N
Legend
No starts
4 - 53 starts
54 - 102 starts
103 - 151 starts
152 - 200 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
April 2012
N
Legend
No starts
4 - 33 starts
34 - 63 starts
64 - 92 starts
93 - 122 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
April 2012
N
Legend
No starts
4 - 55 starts
56 - 107 starts
108 - 159 starts
160 - 211 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Flamborough
Dundas Town
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - April 2012
Legend
No starts
7 - 99 starts
100 - 192 starts
193 - 285 starts
286 - 378 starts
N
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - April 2012
N
Legend
No starts
8 - 42 starts
43 - 76 starts
77 - 110 starts
111 - 145 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
January - April 2012
N
Legend
No starts
33 - 131 starts
132 - 229 starts
230 - 327 starts
328 - 425 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

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3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

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1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2012	258	8	6	3	29	200	0	42	546
April 2011	117	2	36	0	5	0	0	59	219
% Change	120.5	**	-83.3	n/a	**	n/a	n/a	-28.8	149.3
Year-to-date 2012	485	44	280	4	71	338	0	66	1,288
Year-to-date 2011	369	6	50	1	16	0	0	71	513
% Change	31.4	**	**	**	**	n/a	n/a	-7.0	151.1
UNDER CONSTRUCTION									
April 2012	908	64	420	8	227	776	0	420	2,823
April 2011	794	56	354	4	160	712	2	266	2,348
% Change	14.4	14.3	18.6	100.0	41.9	9.0	-100.0	57.9	20.2
COMPLETIONS									
April 2012	96	6	56	2	32	0	0	59	251
April 2011	152	10	58	4	2	0	0	0	226
% Change	-36.8	-40.0	-3.4	-50.0	**	n/a	n/a	n/a	11.1
Year-to-date 2012	363	10	273	5	108	0	0	59	818
Year-to-date 2011	490	34	228	5	21	0	0	0	778
% Change	-25.9	-70.6	19.7	0.0	**	n/a	n/a	n/a	5.1
COMPLETED & NOT ABSORBED									
April 2012	41	0	9	0	11	0	0	17	78
April 2011	31	4	9	1	3	0	0	58	106
% Change	32.3	-100.0	0.0	-100.0	**	n/a	n/a	-70.7	-26.4
ABSORBED									
April 2012	91	6	52	2	29	0	0	0	180
April 2011	148	9	54	6	2	0	0	124	343
% Change	-38.5	-33.3	-3.7	-66.7	**	n/a	n/a	-100.0	-47.5
Year-to-date 2012	354	8	268	5	100	10	0	0	745
Year-to-date 2011	476	32	240	9	21	11	0	124	913
% Change	-25.6	-75.0	11.7	-44.4	**	-9.1	n/a	-100.0	-18.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA April 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2012	30	4	6	0	5	0	0	0	45
April 2011	20	0	21	0	4	0	0	0	45
% Change	50.0	n/a	-71.4	n/a	25.0	n/a	n/a	n/a	0.0
Year-to-date 2012	68	8	21	0	9	0	0	0	106
Year-to-date 2011	56	0	24	0	9	0	0	0	89
% Change	21.4	n/a	-12.5	n/a	0.0	n/a	n/a	n/a	19.1
UNDER CONSTRUCTION									
April 2012	133	8	24	0	88	0	31	44	328
April 2011	130	4	37	0	77	0	0	0	248
% Change	2.3	100.0	-35.1	n/a	14.3	n/a	n/a	n/a	32.3
COMPLETIONS									
April 2012	20	0	0	0	0	0	0	17	37
April 2011	13	2	0	0	0	0	0	0	15
% Change	53.8	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	146.7
Year-to-date 2012	65	0	5	0	13	0	4	17	104
Year-to-date 2011	76	2	0	0	0	0	12	0	90
% Change	-14.5	-100.0	n/a	n/a	n/a	n/a	-66.7	n/a	15.6
COMPLETED & NOT ABSORBED									
April 2012	27	0	1	0	9	0	0	0	37
April 2011	31	0	7	0	19	3	6	4	70
% Change	-12.9	n/a	-85.7	n/a	-52.6	-100.0	-100.0	-100.0	-47.1
ABSORBED									
April 2012	18	1	1	0	2	0	0	0	22
April 2011	15	2	0	0	3	0	0	0	20
% Change	20.0	-50.0	n/a	n/a	-33.3	n/a	n/a	n/a	10.0
Year-to-date 2012	68	3	18	0	17	0	10	0	116
Year-to-date 2011	74	2	1	0	5	0	6	0	88
% Change	-8.1	50.0	**	n/a	**	n/a	66.7	n/a	31.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
April 2012	243	8	6	3	29	0	0	42	331
April 2011	71	2	36	0	5	0	0	59	173
Former Hamilton City									
April 2012	31	0	6	0	0	0	0	42	79
April 2011	18	0	11	0	0	0	0	59	88
Stoney Creek City									
April 2012	11	0	0	0	0	0	0	0	11
April 2011	11	2	8	0	0	0	0	0	21
Ancaster City									
April 2012	34	0	0	3	11	0	0	0	48
April 2011	14	0	0	0	0	0	0	0	14
Dundas Town									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	0	0	0	0	0	0	0	0
Flamborough									
April 2012	122	4	0	0	0	0	0	0	126
April 2011	1	0	0	0	0	0	0	0	1
Glanbrook									
April 2012	45	4	0	0	18	0	0	0	67
April 2011	27	0	17	0	5	0	0	0	49
City of Burlington									
April 2012	11	0	0	0	0	200	0	0	211
April 2011	40	0	0	0	0	0	0	0	40
Grimsby									
April 2012	4	0	0	0	0	0	0	0	4
April 2011	6	0	0	0	0	0	0	0	6
Hamilton CMA									
April 2012	258	8	6	3	29	200	0	42	546
April 2011	117	2	36	0	5	0	0	59	219
Brant County									
April 2012	7	2	0	0	5	0	0	0	14
April 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
April 2012	23	2	6	0	0	0	0	0	31
April 2011	13	0	21	0	4	0	0	0	38
Brantford CMA									
April 2012	30	4	6	0	5	0	0	0	45
April 2011	20	0	21	0	4	0	0	0	45

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
April 2012	708	64	225	8	203	252	0	270	1,730
April 2011	575	14	274	0	114	144	2	266	1,389
Former Hamilton City									
April 2012	113	10	40	0	26	128	0	246	563
April 2011	121	8	50	0	44	20	2	266	511
Stoney Creek City									
April 2012	66	0	121	0	0	0	0	0	187
April 2011	96	4	57	0	2	0	0	0	159
Ancaster City									
April 2012	226	0	0	8	66	62	0	24	386
April 2011	141	0	31	0	12	62	0	0	246
Dundas Town									
April 2012	3	0	0	0	0	62	0	0	65
April 2011	24	0	0	0	0	62	0	0	86
Flamborough									
April 2012	153	34	46	0	0	0	0	0	233
April 2011	39	2	33	0	0	0	0	0	74
Glanbrook									
April 2012	147	20	18	0	111	0	0	0	296
April 2011	154	0	96	0	56	0	0	0	306
City of Burlington									
April 2012	181	0	83	0	12	524	0	150	950
April 2011	175	42	80	0	34	568	0	0	899
Grimsby									
April 2012	19	0	112	0	12	0	0	0	143
April 2011	44	0	0	4	12	0	0	0	60
Hamilton CMA									
April 2012	908	64	420	8	227	776	0	420	2,823
April 2011	794	56	354	4	160	712	2	266	2,348
Brant County									
April 2012	71	2	0	0	26	0	0	0	99
April 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
April 2012	62	6	24	0	62	0	31	44	229
April 2011	85	4	31	0	64	0	0	0	184
Brantford CMA									
April 2012	133	8	24	0	88	0	31	44	328
April 2011	130	4	37	0	77	0	0	0	248

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
April 2012	56	6	25	2	25	0	0	59	173
April 2011	121	2	25	3	2	0	0	0	153
Former Hamilton City									
April 2012	7	2	7	0	5	0	0	59	80
April 2011	22	0	4	0	0	0	0	0	26
Stoney Creek City									
April 2012	23	0	8	0	0	0	0	0	31
April 2011	15	0	16	0	2	0	0	0	33
Ancaster City									
April 2012	10	0	0	2	4	0	0	0	16
April 2011	50	0	0	0	0	0	0	0	50
Dundas Town									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	3	0	0	3	0	0	0	0	6
Flamborough									
April 2012	2	4	10	0	0	0	0	0	16
April 2011	12	2	5	0	0	0	0	0	19
Glanbrook									
April 2012	14	0	0	0	16	0	0	0	30
April 2011	19	0	0	0	0	0	0	0	19
City of Burlington									
April 2012	35	0	0	0	7	0	0	0	42
April 2011	22	8	12	0	0	0	0	0	42
Grimsby									
April 2012	5	0	31	0	0	0	0	0	36
April 2011	9	0	21	1	0	0	0	0	31
Hamilton CMA									
April 2012	96	6	56	2	32	0	0	59	251
April 2011	152	10	58	4	2	0	0	0	226
Brant County									
April 2012	8	0	0	0	0	0	0	0	8
April 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
April 2012	12	0	0	0	0	0	0	17	29
April 2011	13	2	0	0	0	0	0	0	15
Brantford CMA									
April 2012	20	0	0	0	0	0	0	17	37
April 2011	13	2	0	0	0	0	0	0	15

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
April 2012	30	0	5	0	8	0	0	0	43
April 2011	23	2	9	1	0	0	0	0	35
Former Hamilton City									
April 2012	3	0	0	0	0	0	0	0	3
April 2011	5	0	0	0	0	0	0	0	5
Stoney Creek City									
April 2012	19	0	2	0	0	0	0	0	21
April 2011	13	0	6	0	0	0	0	0	19
Ancaster City									
April 2012	0	0	0	0	3	0	0	0	3
April 2011	2	0	0	0	0	0	0	0	2
Dundas Town									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	2	0	1	0	0	0	0	3
Flamborough									
April 2012	3	0	0	0	0	0	0	0	3
April 2011	2	0	0	0	0	0	0	0	2
Glanbrook									
April 2012	5	0	3	0	5	0	0	0	13
April 2011	1	0	3	0	0	0	0	0	4
City of Burlington									
April 2012	3	0	0	0	3	0	0	17	23
April 2011	1	2	0	0	3	0	0	58	64
Grimsby									
April 2012	8	0	4	0	0	0	0	0	12
April 2011	7	0	0	0	0	0	0	0	7
Hamilton CMA									
April 2012	41	0	9	0	11	0	0	17	78
April 2011	31	4	9	1	3	0	0	58	106
Brant County									
April 2012	11	0	0	0	2	0	0	0	13
April 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
April 2012	16	0	1	0	7	0	0	0	24
April 2011	29	0	2	0	19	3	6	4	63
Brantford CMA									
April 2012	27	0	1	0	9	0	0	0	37
April 2011	31	0	7	0	19	3	6	4	70

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
April 2012	47	6	25	2	22	0	0	0	102
April 2011	119	3	21	3	2	0	0	0	148
Former Hamilton City									
April 2012	7	2	7	0	5	0	0	0	21
April 2011	20	0	0	0	0	0	0	0	20
Stoney Creek City									
April 2012	12	0	8	0	0	0	0	0	20
April 2011	16	1	16	0	2	0	0	0	35
Ancaster City									
April 2012	11	0	0	2	1	0	0	0	14
April 2011	49	0	0	0	0	0	0	0	49
Dundas Town									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	3	0	0	3	0	0	0	0	6
Flamborough									
April 2012	3	4	10	[illegible]	0	0	0	0	17
April 2011	12	2	5	[illegible]	0	0	0	0	19
Glanbrook									
April 2012	14	0	0	0	16	0	0	0	30
April 2011	19	0	0	0	0	0	0	0	19
City of Burlington									
April 2012	42	0	0	0	7	0	0	0	49
April 2011	24	6	12	0	0	0	0	124	166
Grimsby									
April 2012	2	0	27	0	0	0	0	0	29
April 2011	5	0	21	3	0	0	0	0	29
Hamilton CMA									
April 2012	91	6	52	2	29	0	0	0	180
April 2011	148	9	54	6	2	0	0	124	343
Brant County									
April 2012	8	0	1	0	0	0	0	0	9
April 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
April 2012	10	1	0	0	2	0	0	0	13
April 2011	15	2	0	0	3	0	0	0	20
Brantford CMA									
April 2012	18	1	1	0	2	0	0	0	22
April 2011	15	2	0	0	3	0	0	0	20

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA
2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	% Change
Hamilton CMA	261	117	8	2	35	41	242	59	546	219	149.3
City of Hamilton	246	71	8	2	35	41	42	59	331	173	91.3
Former Hamilton City	31	18	0	0	6	11	42	59	79	88	-10.2
Stoney Creek City	11	11	0	2	0	8	0	0	11	21	-47.6
Ancaster City	37	14	0	0	11	0	0	0	48	14	**
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	122	1	4	0	0	0	0	0	126	1	**
Glanbrook	45	27	4	0	18	22	0	0	67	49	36.7
City of Burlington	11	40	0	0	0	0	200	0	211	40	**
Grimsby	4	6	0	0	0	0	0	0	4	6	-33.3
Brantford CMA	30	20	4	0	11	25	0	0	45	45	0.0
Brant County	7	n/a	2	n/a	5	n/a	0	n/a	14	n/a	n/a
Brantford City	23	13	2	0	6	25	0	0	31	38	-18.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Hamilton CMA	489	370	44	6	351	66	404	71	1,288	513	151.1
City of Hamilton	434	261	44	2	249	66	66	71	793	400	98.3
Former Hamilton City	75	48	4	0	22	19	66	71	167	138	21.0
Stoney Creek City	28	36	0	2	93	8	0	0	121	46	163.0
Ancaster City	89	36	0	0	40	3	0	0	129	39	**
Dundas Town	0	2	0	0	0	0	0	0	0	2	-100.0
Flamborough	145	17	32	0	38	4	0	0	215	21	**
Glanbrook	97	122	8	0	56	32	0	0	161	154	4.5
City of Burlington	47	79	0	4	40	0	338	0	425	83	**
Grimsby	8	30	0	0	62	0	0	0	70	30	133.3
Brantford CMA	68	56	8	0	30	33	0	0	106	89	19.1
Brant County	26	n/a	2	n/a	5	n/a	0	n/a	33	n/a	n/a
Brantford City	42	40	6	0	25	33	0	0	73	73	0.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Hamilton CMA	35	41	0	0	200	0	42	59
City of Hamilton	35	41	0	0	0	0	42	59
Former Hamilton City	6	11	0	0	0	0	42	59
Stoney Creek City	0	8	0	0	0	0	0	0
Ancaster City	11	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	18	22	0	0	0	0	0	0
City of Burlington	0	0	0	0	200	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	11	25	0	0	0	0	0	0
Brant County	5	n/a	0	n/a	0	n/a	0	n/a
Brantford City	6	25	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	351	66	0	0	338	0	66	71
City of Hamilton	249	66	0	0	0	0	66	71
Former Hamilton City	22	19	0	0	0	0	66	71
Stoney Creek City	93	8	0	0	0	0	0	0
Ancaster City	40	3	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	38	4	0	0	0	0	0	0
Glanbrook	56	32	0	0	0	0	0	0
City of Burlington	40	0	0	0	338	0	0	0
Grimsby	62	0	0	0	0	0	0	0
Brantford CMA	30	33	0	0	0	0	0	0
Brant County	5	n/a	0	n/a	0	n/a	0	n/a
Brantford City	25	33	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2012

Submarket	Freehold		Condominium		Rental		Total*	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Hamilton CMA	272	155	232	5	42	59	546	219
City of Hamilton	257	109	32	5	42	59	331	173
Former Hamilton City	37	29	0	0	42	59	79	88
Stoney Creek City	11	21	0	0	0	0	11	21
Ancaster City	34	14	14	0	0	0	48	14
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	126	1	0	0	0	0	126	1
Glanbrook	49	44	18	5	0	0	67	49
City of Burlington	11	40	200	0	0	0	211	40
Grimsby	4	6	0	0	0	0	4	6
Brantford CMA	40	41	5	4	0	0	45	45
Brant County	9	n/a	5	n/a	0	n/a	14	n/a
Brantford City	31	34	0	4	0	0	31	38

Table 2.5: Starts by Submarket and by Intended Market
January - April 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	809	425	413	17	66	71	1,288	513
City of Hamilton	652	313	75	16	66	71	793	400
Former Hamilton City	101	59	0	8	66	71	167	138
Stoney Creek City	121	46	0	0	0	0	121	46
Ancaster City	85	36	44	3	0	0	129	39
Dundas Town	0	2	0	0	0	0	0	2
Flamborough	215	21	0	0	0	0	215	21
Glanbrook	130	149	31	5	0	0	161	154
City of Burlington	87	83	338	0	0	0	425	83
Grimsby	70	29	0	1	0	0	70	30
Brantford CMA	97	80	9	9	0	0	106	89
Brant County	28	n/a	5	n/a	0	n/a	33	n/a
Brantford City	69	64	4	9	0	0	73	73

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	% Change
Hamilton CMA	98	156	6	12	88	58	59	0	251	226	11.1
City of Hamilton	58	124	6	4	50	25	59	0	173	153	13.1
Former Hamilton City	7	22	2	0	12	4	59	0	80	26	**
Stoney Creek City	23	15	0	2	8	16	0	0	31	33	-6.1
Ancaster City	12	50	0	0	4	0	0	0	16	50	-68.0
Dundas Town	0	6	0	0	0	0	0	0	0	6	-100.0
Flamborough	2	12	4	2	10	5	0	0	16	19	-15.8
Glanbrook	14	19	0	0	16	0	0	0	30	19	57.9
City of Burlington	35	22	0	8	7	12	0	0	42	42	0.0
Grimsby	5	10	0	0	31	21	0	0	36	31	16.1
Brantford CMA	20	13	0	2	0	0	17	0	37	15	146.7
Brant County	8	n/a	0	n/a	0	n/a	0	n/a	8	n/a	n/a
Brantford City	12	13	0	2	0	0	17	0	29	15	93.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Hamilton CMA	368	495	10	36	381	247	59	0	818	778	5.1
City of Hamilton	227	380	10	18	271	191	59	0	567	589	-3.7
Former Hamilton City	43	59	4	0	81	19	59	0	187	78	139.7
Stoney Creek City	42	58	0	6	54	72	0	0	96	136	-29.4
Ancaster City	45	161	0	0	40	8	0	0	85	169	-49.7
Dundas Town	6	10	0	0	0	0	0	0	6	10	-40.0
Flamborough	14	35	4	12	25	80	0	0	43	127	-66.1
Glanbrook	77	57	2	0	71	12	0	0	150	69	117.4
City of Burlington	124	96	0	18	19	22	0	0	143	136	5.1
Grimsby	17	19	0	0	91	34	0	0	108	53	103.8
Brantford CMA	65	76	0	2	22	12	17	0	104	90	15.6
Brant County	36	n/a	0	n/a	0	n/a	0	n/a	36	n/a	n/a
Brantford City	29	41	0	2	22	12	17	0	68	55	23.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Hamilton CMA	88	58	0	0	0	0	59	0
City of Hamilton	50	25	0	0	0	0	59	0
Former Hamilton City	12	4	0	0	0	0	59	0
Stoney Creek City	8	16	0	0	0	0	0	0
Ancaster City	4	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	10	5	0	0	0	0	0	0
Glanbrook	16	0	0	0	0	0	0	0
City of Burlington	7	12	0	0	0	0	0	0
Grimsby	31	21	0	0	0	0	0	0
Brantford CMA	0	0	0	0	0	0	17	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	0	0	0	0	0	17	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	381	247	0	0	0	0	59	0
City of Hamilton	271	191	0	0	0	0	59	0
Former Hamilton City	81	19	0	0	0	0	59	0
Stoney Creek City	54	72	0	0	0	0	0	0
Ancaster City	40	8	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	25	80	0	0	0	0	0	0
Glanbrook	71	12	0	0	0	0	0	0
City of Burlington	19	22	0	0	0	0	0	0
Grimsby	91	34	0	0	0	0	0	0
Brantford CMA	18	0	4	12	0	0	17	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	18	0	4	12	0	0	17	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2012

Submarket	Freehold		Condominium		Rental		Total*	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Hamilton CMA	158	220	34	6	59	0	251	226
City of Hamilton	87	148	27	5	59	0	173	153
Former Hamilton City	16	26	5	0	59	0	80	26
Stoney Creek City	31	31	0	2	0	0	31	33
Ancaster City	10	50	6	0	0	0	16	50
Dundas Town	0	3	0	3	0	0	0	6
Flamborough	16	19	0	0	0	0	16	19
Glanbrook	14	19	16	0	0	0	30	19
City of Burlington	35	42	7	0	0	0	42	42
Grimsby	36	30	0	1	0	0	36	31
Brantford CMA	20	15	0	0	17	0	37	15
Brant County	8	n/a	0	n/a	0	n/a	8	n/a
Brantford City	12	15	0	0	17	0	29	15

Table 3.5: Completions by Submarket and by Intended Market
January - April 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	646	752	113	26	59	0	818	778
City of Hamilton	416	565	92	24	59	0	567	589
Former Hamilton City	104	63	24	15	59	0	187	78
Stoney Creek City	96	134	0	2	0	0	96	136
Ancaster City	66	169	19	0	0	0	85	169
Dundas Town	6	7	0	3	0	0	6	10
Flamborough	43	127	0	0	0	0	43	127
Glanbrook	101	65	49	4	0	0	150	69
City of Burlington	124	136	19	0	0	0	143	136
Grimsby	106	51	2	2	0	0	108	53
Brantford CMA	70	78	13	0	21	12	104	90
Brant County	36	n/a	0	n/a	0	n/a	36	n/a
Brantford City	34	43	13	0	21	12	68	55

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
April 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
April 2012	5	10.4	12	25.0	11	22.9	4	8.3	16	33.3	48	429,900	499,002
April 2011	36	30.3	38	31.9	27	22.7	5	4.2	13	10.9	119	380,000	402,768
Year-to-date 2012	45	20.6	56	25.7	47	21.6	23	10.6	47	21.6	218	402,650	451,602
Year-to-date 2011	117	33.6	95	27.3	81	23.3	22	6.3	33	9.5	348	382,923	403,692
Former Hamilton City													
April 2012	0	0.0	1	14.3	4	57.1	0	0.0	2	28.6	7	--	--
April 2011	6	33.3	9	50.0	3	16.7	0	0.0	0	0.0	18	377,500	367,786
Year-to-date 2012	8	19.0	9	21.4	15	35.7	5	11.9	5	11.9	42	407,500	409,459
Year-to-date 2011	14	26.9	25	48.1	10	19.2	0	0.0	3	5.8	52	385,750	386,264
April 2012	0	0.0	2	16.7	5	41.7	2	16.7	3	25.0	12	441,650	582,458
April 2011	3	18.8	6	37.5	5	31.3	0	0.0	2	12.5	16	379,900	462,850
Year-to-date 2012	1	2.9	13	37.1	8	22.9	7	20.0	6	17.1	35	419,900	516,643
Year-to-date 2011	9	15.5	17	29.3	20	34.5	4	6.9	8	13.8	58	405,900	464,871
Ancaster City													
April 2012	0	0.0	4	33.3	1	8.3	1	8.3	6	50.0	12	509,473	507,224
April 2011	18	37.5	15	31.3	10	20.8	2	4.2	3	6.3	48	369,826	375,845
Year-to-date 2012	3	6.4	9	19.1	12	25.5	4	8.5	19	40.4	47	444,074	527,291
Year-to-date 2011	67	45.6	31	21.1	30	20.4	10	6.8	9	6.1	147	354,700	383,942
Dundas Town													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2011	0	0.0	0	0.0	2	33.3	1	16.7	3	50.0	6	--	--
Year-to-date 2012	0	0.0	2	28.6	2	28.6	1	14.3	2	28.6	7	--	--
Year-to-date 2011	0	0.0	0	0.0	3	33.3	2	22.2	4	44.4	9	--	--
Flamborough													
April 2012	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	--	--
April 2011	1	8.3	5	41.7	2	16.7	2	16.7	2	16.7	12	404,490	406,771
Year-to-date 2012	0	0.0	1	12.5	1	12.5	1	12.5	5	62.5	8	--	--
Year-to-date 2011	6	20.7	10	34.5	5	17.2	4	13.8	4	13.8	29	396,990	400,689
Glanbrook													
April 2012	5	35.7	4	28.6	1	7.1	0	0.0	4	28.6	14	359,595	421,072
April 2011	8	42.1	3	15.8	5	26.3	0	0.0	3	15.8	19	372,900	417,409
Year-to-date 2012	33	41.8	22	27.8	9	11.4	5	6.3	10	12.7	79	356,905	386,510
Year-to-date 2011	21	39.6	12	22.6	13	24.5	2	3.8	5	9.4	53	367,514	392,763
City of Burlington													
April 2012	0	0.0	1	2.4	0	0.0	15	35.7	26	61.9	42	517,995	765,752
April 2011	0	0.0	0	0.0	2	8.3	5	20.8	17	70.8	24	614,990	1,303,577
Year-to-date 2012	0	0.0	3	2.4	11	8.9	34	27.6	75	61.0	123	506,990	645,698
Year-to-date 2011	0	0.0	1	1.0	14	14.6	28	29.2	53	55.2	96	506,990	894,231
Grimsby													
April 2012	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
April 2011	5	62.5	2	25.0	0	0.0	0	0.0	1	12.5	8	--	--
Year-to-date 2012	0	0.0	0	0.0	6	50.0	3	25.0	3	25.0	12	454,900	514,408
Year-to-date 2011	14	60.9	7	30.4	1	4.3	0	0.0	1	4.3	23	335,900	357,965

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
April 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
April 2012	5	5.4	13	14.1	12	13.0	20	21.7	42	45.7	92	497,990	619,821
April 2011	41	27.2	40	26.5	29	19.2	10	6.6	31	20.5	151	394,902	544,254
Year-to-date 2012	45	12.7	59	16.7	64	18.1	60	17.0	125	35.4	353	458,990	521,368
Year-to-date 2011	131	28.1	103	22.1	96	20.6	50	10.7	87	18.6	467	399,990	502,279

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
April 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
April 2012	7	87.5	0	0.0	1	12.5	0	0.0	0	0.0	8	–	–
April 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2012	13	36.1	6	16.7	3	8.3	1	2.8	13	36.1	36	387,500	477,772
Year-to-date 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
April 2012	9	90.0	0	0.0	1	10.0	0	0.0	0	0.0	10	285,000	288,390
April 2011	14	93.3	1	6.7	0	0.0	0	0.0	0	0.0	15	289,900	293,247
Year-to-date 2012	29	90.6	2	6.3	1	3.1	0	0.0	0	0.0	32	285,000	291,984
Year-to-date 2011	32	82.1	5	12.8	1	2.6	0	0.0	1	2.6	39	295,000	313,787
Brantford CMA													
April 2012	16	88.9	0	0.0	2	11.1	0	0.0	0	0.0	18	285,000	300,078
April 2011	14	93.3	1	6.7	0	0.0	0	0.0	0	0.0	15	289,900	293,247
Year-to-date 2012	42	61.8	8	11.8	4	5.9	1	1.5	13	19.1	68	312,900	390,343
Year-to-date 2011	40	54.1	11	14.9	6	8.1	3	4.1	14	18.9	74	325,000	385,168

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2012						
Submarket	April 2012	April 2011	% Change	YTD 2012	YTD 2011	% Change
Hamilton CMA	619,821	544,254	13.9	521,368	502,279	3.8
City of Hamilton	499,002	402,768	23.9	451,602	403,692	11.9
Former Hamilton City	--	367,786	n/a	409,459	386,264	6.0
Stoney Creek City	582,458	462,850	25.8	516,643	464,871	11.1
Ancaster City	507,224	375,845	35.0	527,291	383,942	37.3
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	--	406,771	n/a	--	400,689	n/a
Glanbrook	421,072	417,409	0.9	386,510	392,763	-1.6
City of Burlington	765,752	1,303,577	-41.3	645,698	894,231	-27.8
Grimsby	--	--	n/a	514,408	357,965	43.7
Brantford CMA	300,078	293,247	2.3	390,343	385,168	1.3
Brant County	--	n/a	n/a	477,772	n/a	n/a
Brantford City	288,390	293,247	-1.7	291,984	313,787	-6.9

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
April 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	707	-1.0	1,137	1,734	1,859	61.2	325,732	12.9	328,552
	February	1,037	-2.8	1,153	1,794	1,881	61.3	331,741	5.4	326,965
	March	1,345	-1.5	1,142	2,217	1,772	64.4	326,453	4.2	328,953
	April	1,406	-5.6	1,168	2,171	1,761	66.3	339,573	6.8	329,184
	May	1,508	7.3	1,115	2,410	1,799	62.0	344,864	9.3	334,769
	June	1,522	16.6	1,186	2,232	1,910	62.1	339,828	8.2	335,311
	July	1,303	35.0	1,226	1,641	1,761	69.6	349,235	12.9	355,013
	August	1,206	23.3	1,168	1,657	1,733	67.4	321,036	7.1	329,027
	September	1,132	12.4	1,154	1,754	1,695	68.1	318,507	0.6	324,622
	October	1,065	7.4	1,155	1,482	1,657	69.7	329,802	7.8	338,850
	November	1,027	7.8	1,167	1,159	1,508	77.4	342,005	10.1	342,345
	December	674	-2.6	1,159	618	1,533	75.6	315,940	-2.7	327,516
2012	January	773	9.3	1,165	1,350	1,395	83.5	334,106	2.6	338,235
	February	1,085	4.6	1,150	1,588	1,571	73.2	356,980	7.6	348,098
	March	1,313	-2.4	1,169	1,914	1,601	73.0	353,165	8.2	357,147
	April	1,394	-0.9	1,142	1,891	1,550	73.7	377,951	11.3	363,178
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	3,089	-1.8		5,745			328,063	6.5	
	Q1 2012	3,171	2.7		4,852			349,824	6.6	
	YTD 2011	4,495	-3.0		7,916			331,663	6.5	
	YTD 2012	4,565	1.6		6,743			358,413	8.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
April 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	100	-28.1	150	252	273	54.9	231,569	2.0	235,688
	February	149	-17.2	160	244	262	61.1	237,224	3.3	238,727
	March	154	-23.8	144	275	225	64.0	233,840	6.0	238,413
	April	148	-35.9	132	297	264	50.0	233,661	-0.2	225,308
	May	206	6.2	166	355	276	60.1	250,199	10.7	247,541
	June	218	9.5	171	330	283	60.4	233,083	-1.9	230,872
	July	189	9.9	179	328	307	58.3	226,885	0.3	224,686
	August	194	14.8	179	320	288	62.2	230,455	-0.8	235,141
	September	195	16.8	173	281	270	64.1	252,206	8.8	249,281
	October	157	9.0	180	263	297	60.6	246,271	7.0	240,650
	November	164	-0.6	176	240	275	64.0	238,114	6.7	240,151
	December	97	-21.8	162	126	293	55.3	224,226	-6.2	237,490
2012	January	105	5.0	149	286	281	53.0	226,440	-2.2	235,334
	February	151	1.3	162	264	276	58.7	226,215	-4.6	226,137
	March	203	31.8	197	320	291	67.7	233,482	-0.2	239,317
	April	189	27.7	170	338	289	58.8	241,234	3.2	229,401
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	403	-22.6		771			234,527	4.1	
	Q1 2012	459	13.9		870			229,481	-2.2	
	YTD 2011	551	-26.7		1,068			234,295	2.7	
	YTD 2012	648	17.6		1,208			232,909	-0.6	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
April 2012

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	103.8	117.8	376.6	6.3	65.4	841
	February	607	3.50	5.44	103.9	118.0	376.0	6.4	65.3	844
	March	601	3.50	5.34	103.9	119.4	376.6	5.9	65.0	853
	April	621	3.70	5.69	104.3	119.9	378.0	5.6	64.9	863
	May	616	3.70	5.59	104.2	120.9	379.6	5.6	65.2	868
	June	604	3.50	5.39	104.3	120.2	378.9	6.1	65.3	872
	July	604	3.50	5.39	104.2	120.5	378.3	6.6	65.5	861
	August	604	3.50	5.39	104.1	120.6	374.4	6.9	65.0	863
	September	592	3.50	5.19	104.2	121.1	376.0	6.7	65.1	870
	October	598	3.50	5.29	104.4	121.0	378.4	6.7	65.4	881
	November	598	3.50	5.29	104.4	121.0	386.2	6.5	66.6	886
	December	598	3.50	5.29	104.1	120.3	390.8	6.4	67.2	885
2012	January	598	3.50	5.29	104.6	120.6	394	6.0	67.5	906
	February	595	3.20	5.24	104.7	121.4	396.2	5.9	67.7	923
	March	595	3.20	5.24	104.9	122.0	392.5	6.0	67.1	929
	April	607	3.20	5.44		122.4	390.2	6.3	66.9	922
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
April 2012

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	107.4	117.8	68.4	9.2	70.0	786
	February	607	3.50	5.44	107.9	118.0	68.0	9.2	69.7	796
	March	601	3.50	5.34	108.1	119.4	68.0	9.2	69.7	811
	April	621	3.70	5.69	108.7	119.9	67.8	8.9	69.1	823
	May	616	3.70	5.59	109.4	120.9	68.6	8.4	69.5	830
	June	604	3.50	5.39	110.0	120.2	69.4	8.2	70.2	832
	July	604	3.50	5.39	110.3	120.5	70.3	8.6	71.2	827
	August	604	3.50	5.39	110.6	120.6	70.1	8.9	71.5	819
	September	592	3.50	5.19	110.8	121.1	69.4	9.2	70.8	816
	October	598	3.50	5.29	111.2	121.0	68.2	8.8	69.3	812
	November	598	3.50	5.29	112.0	121.0	66.4	8.2	66.9	815
	December	598	3.50	5.29	112.2	120.3	65.9	7.4	65.8	810
2012	January	598	3.50	5.29	112.3	120.6	65	8.1	65.4	814
	February	595	3.20	5.24	112.7	121.4	65.6	8.2	66.1	812
	March	595	3.20	5.24	113.3	122.0	65.4	8.8	66.3	828
	April	607	3.20	5.44		122.4	66.6	8.5	67.2	830
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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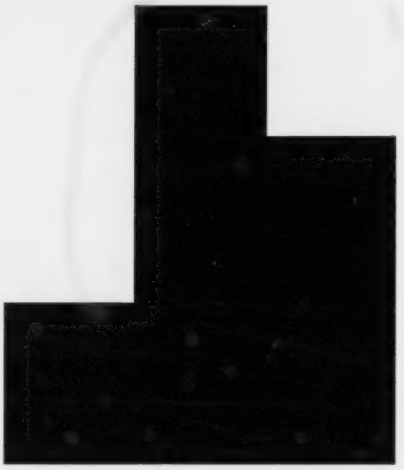

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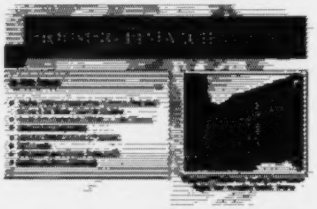

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